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09-23-93P01:45 RCVD

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STAFF REPORT

CASE NO. AND HEARING DATE: CUP 52-93 = 9-22-93

APPLICANT: Robert/Tamera Campbell
3228 Laverne Ave
Klamath Falls, Or. 97603

REQUEST: Applicant applying for a CUP to establish a Mobile Home as an additional dwelling in the RS zone, on a parcel approximately 20,000 sq ft.

AUTHORITY: Section 51.530 A. of Article 51 and Article 44 Section 44.030

PROJECT LOCATION: Located east side of Austin and south of Laverne Ave.

LEGAL DESCRIPTION: Located in Portion of Section 10 of TS 39 R 9 being tax lot 2401 and 2500.

ACCESS: Off of Clinton. ZONE/PLAN: RS (Suburban Residential)

S.C.S. Class:
UTILITIES:

TIMBER SITE RATE:

WATER: City of K-Falls

SEWER: South Suburban Sanitary

FIRE DIST: Fire Dist #1

POWER: PP&L

EXHIBITS:

- A. Staff Report
- B. Assessor Map
- C. Site Plan
- D. Ltr from City Of K-Falls, Dated 9-1-93, in ref to water connection.
- E. Ltr dated 9/19/93 Osborn

CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:

Land Use Planning: Notification was sent out to surrounding property owners and to those Agencies of concern.

In review of this application, and the criteria of Article 44 and Section 44.030 A-D, Planning Director makes following findings.

Order:

1. In review of the application and attached letter addressing water, applicant will need to comply with criteria for water.
2. The proposed use would appear not to have an impact on the uses in the surrounding area as there are similar uses near by.
3. The location of the proposed use will need to meet the required setbacks in the RS Zone for an additional dwelling.
4. The use is allowed by CUP per section 51.530 A. additional dwelling, when lot is greater than 20,000 sq ft.

5. All exhibits and other contents of this file have been incorporated into this review for decision.
Review was held pursuant to notice given in conformity with the Klamath County Land Development Code.

Planning Director based from above findings find in favor of the applicant and therefore grants CUP 52-93 with conditions.

CONDITIONS:

1. Applicant to meet water criteria.

DATED this 22nd day of September 1993

Carl Shuck
CARL SHUCK, PLANNING DIRECTOR

Klamath County Land Development Code provides that this decision may be appealed no later than 7 days following mailing of this decision.
Appeal information may be obtained at the Klamath County Planning Dept.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 23rd day
of Sept. A.D., 19 93 at 1:45 o'clock P M., and duly recorded in Vol. 1493
of _____ Deeds on Page 24554
Evelyn Biehn • County Clerk
By Pauline M. Mendenhall

FEE none